

# \$1,999,500 - 1741 48 Avenue Sw, Calgary

MLS® #A2246493

**\$1,999,500**

4 Bedroom, 5.00 Bathroom, 2,874 sqft

Residential on 0.08 Acres

Altadore, Calgary, Alberta

Welcome to a home that truly defines luxury living in Calgary's prestigious Altadore community! Built by renowned Alliance Custom Homes, this 3-STOREY residence combines exceptional craftsmanship w/ thoughtful design to create a space that's as functional as it is beautiful. Located on a desirable street in Altadore, this home is surrounded by stunning infills that create a cohesive & upscale streetscape! From the moment you arrive, the home's timeless architecture & clean lines exude elegance. Inside, you're greeted by an abundance of natural light pouring in through oversized windows, highlighting the soaring ceilings & open layout. The heart of the home is the kitchen – a true showstopper for culinary enthusiasts. It's equipped w/ professional-grade appliances, including a gas cooktop & built-in wall oven, along w/ a sleek quartz island that serves as a workspace & gathering spot. Custom, full-height cabinetry offers plenty of storage, while a butler's pantry keeps everything organized & out of sight w/ a convenient prep sink. The main floor flows seamlessly into a spacious living room anchored by a sleek gas fireplace & accented by full-height sliding glass doors leading to the wood deck & landscaped backyard. Whether you're hosting a formal dinner in the elegant dining area or enjoying a quiet evening at home, the main floor delivers on both style & comfort. A thoughtfully designed mudroom w/ built-in storage adds practicality to the mix,



as does a bright pocket office w/ a glass wall, making day-to-day living effortless. Upstairs, the primary suite is a luxurious retreat w/ a recessed 11-ft ceiling in front of the ceiling-height windows! The spa-inspired ensuite feels like your own private getaway, featuring a soaker tub, an oversized tile shower, & a custom vanity w/ dual sinks. Dual walk-in closets are equally impressive, w/ built-ins designed to keep everything perfectly organized. The other side of this level features two good-sized secondary rooms w/ a modern 4-pc bath, perfectly spacious for growing kids! The modern conveniences continue up to the third floor, w/ a third bedroom w/ a walk-in closet, a 4-pc main bath, a large storage room, & every entertainer’s dream – a full wet bar w/ quartz island! A private balcony is perfect for summer get-togethers & quiet evenings w/ family. The living space continues into the finished basement w/ a large rec space w/ a custom wet bar, a home gym area, & a fourth bedroom w/ direct access to a 4-pc bath – ideal for guests or a live-in nanny. Located in one of Calgary’s most vibrant communities, this home isn’t just a place to live – it’s a lifestyle. Altadore is known for its mature tree-lined streets, close-knit community feel, & access to some of the city’s best amenities. From top-rated schools to boutique shops, trendy cafes, & the stunning green spaces of River Park, everything you need is just steps away. This home is the perfect blend of sophistication, comfort, & convenience!

Built in 2025

**Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2246493    |
| Price    | \$1,999,500 |
| Bedrooms | 4           |

|                |             |
|----------------|-------------|
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,874       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1741 48 Avenue Sw |
| Subdivision | Altadore          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 2T2           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar, Recessed Lighting |
| Appliances        | Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Built-In Oven                                                                         |
| Heating           | Forced Air                                                                                                                                                 |
| Cooling           | Rough-In                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                          |
| Fireplaces        | Gas                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Finished, Full                                                                                                                                             |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Yard, Balcony, BBQ gas line  |
| Lot Description   | Back Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                      |
| Construction      | Brick, Stucco, Composite Siding      |
| Foundation        | Poured Concrete                      |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 80               |
| Zoning         | R-CG             |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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